



CANNON BUILDING
861 SILVER LAKE BLVD., SUITE 203
DOVER, DELAWARE 19904-2467

BOARD OF HOME INSPECTORS

TELEPHONE: (302) 744-4500
FAX: (302) 739-2711
WEBSITE: DPR.DELAWARE.GOV
EMAIL: customerservice.dpr@state.de.us

MEETING MINUTES:	DELAWARE BOARD OF HOME INSPECTORS
DATE AND TIME:	Tuesday, September 13, 2016 at 9:00 a.m.
PLACE:	Division of Professional Regulation 861 Silver Lake Boulevard, Cannon Building Second Floor Conference Room B Dover, Delaware
MINUTES FOR APPROVAL:	November 1, 2016

MEMBERS PRESENT

Dennis Theoharis, Public Member, Chair
Jay "Wes" Mast, Professional Member, Vice Chair
Joyce Edwards, Public Member
Tim Harriger, Professional Member

MEMBERS ABSENT

Donald E. Pyle, Sr., Professional Member

DIVISION STAFF/DEPUTY ATTORNEY GENERAL PRESENT

Meredith Hurley, Administrative Specialist II
Jennifer Singh, Deputy Attorney General

CALL TO ORDER

Mr. Theoharis called the meeting to order at 9:04 a.m.

REVIEW AND APPROVAL OF MEETING MINUTES

Mr. Harriger moved, seconded by Mr. Mast, to approve the July 12, 2016, meeting minutes as presented. The motion carried unanimously.

UNFINISHED BUSINESS

Review of Substantially Related Crimes List

The Board tabled this item for discussion during their next regularly scheduled meeting. Ms. Singh advised the Board that she would include the updated drug crimes for review.

Review of Quarterly Report of Frank DiFazio Pursuant to Final Order

Mr. Mast moved, seconded by Ms. Edwards, to request the four home inspection reports that were performed on July 14, 2016, by Mr. DiFazio, for the Board to review. The motion carried unanimously. Ms. Hurley will send this request to Mr. DiFazio.

NEW BUSINESS

Change Date of November Meeting

The Board decided to meet on the first Tuesday in November (November 1, 2016) due to the regularly scheduled meeting falling on Election Day.

Review and Approve 2017 Meeting Schedule

Mr. Harriger moved, seconded by Mr. Mast, to approve the 2017 meeting schedule. The motion carried unanimously.

Ratification of Issued Licenses

Mr. Harriger made a motion, seconded by Mr. Theoharis, to ratify the Home Inspector license of Edgar Martinez. The motion carried with Mr. Mast recusing.

CORRESPONDENCE

There was no correspondence.

OTHER BUSINESS BEFORE THE BOARD (For Discussion Only)

Mr. Mast brought up the section of the examination application that states the applicant must have their National Home Inspector Examination scores sent directly from the exam service to the Board office. He remarked on the difficulty in trying to obtain a copy directly from the source and how the testing center told one of his trainees that the copy given to the examinee after the exam is good and they did not have to send one to the Division.

Ms. Singh stated that there should be some communication with the testing service telling them that the Division needs primary source score verification instead of relying on the applicant to supply it themselves.

Mr. Theoharis presented an article from The Washington Post, dated July 30, 2016. The article was in reference to lead inspections that were performed between 1996 and 2014 in several Maryland counties. The inspector from American Homeowner Services signed off on many certificates that stated the homes were lead-free. These may have been lead tests only, but the article was vague about the inspector and his qualifications.

Mr. Harriger wanted the members to consider that the Board regulates what home inspectors can do but not on what they report. Some inspections done are beyond the scope of a home inspector and public perception can be misleading as to what home inspectors can and cannot do.

Ms. Singh stated that home inspectors doing more than the standard inspections without the qualifications to do so may set themselves up for potential civil liability.

PUBLIC COMMENT

There was no public comment.

NEXT MEETING

The next Board meeting will be at **9:00 a.m. on Tuesday, November 1, 2016 Conference Room B, Cannon Building, 861 Silver Lake Boulevard, Dover, Delaware.**

ADJOURNMENT

There being no further business before the Board, Ms. Edwards moved, seconded by Mr. Mast, to adjourn the meeting at 9:52 a.m. The motion carried unanimously.

Respectfully Submitted,

A handwritten signature in black ink, reading "Meredith Hurley". The signature is written in a cursive, flowing style.

Meredith Hurley
Administrative Specialist II